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Hiawatha Public Library
150 West Willman St.
Hiawatha, IA 52233
319-393-1414

To: Mayor and City Council

From: Jeaneal Weeks, Library Director

Date: August 9, 2017

RE: Request to place a referendum for library remodel and expansion on November 7, 2017 city ballot

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The library board and staff have been developing a plan for expanding and renovating the current library facility in order to meet the needs of our growing community and the tremendous growth of library services over the past 19 years since it was originally built. Our efforts have included community input in the exploration of options by forming a site selection committee, exploring all options including a lease, moving to a new location, expanding and remodeling the building at the current location, and doing the project in phases. The conclusion was to stay at the current site to expand and remodel the current building in one phase.

The library board had chosen and hired the architectural firm FEH to conduct the site selection and design workshops with community input. This work resulted in a design for an expansion which would result in a 17,000 square feet addition and remodel of existing space to the current building with a projected cost of $4.9 million. Because this architectural work and cost projection was done several years ago, the library board was encouraged to explore the possibility of a different design to better fit the current location and to see if we could lower the projected cost. In our due diligence in terms to lower the projected cost the library board, city administrator, and library director spoke with several building professionals in the local community to evaluate and assess the library's plans. As a result, the library board changed architects, hired Fusion Architects of Hiawatha, and came up with a better, more interesting and practical design with a few more square feet that utilizes a lower level and a lower cost estimate of $4.1 million. In addition, the city administrator was able to negotiate an in-kind donation of design services for the project.

Prior to design the library board hired Amperage a fundraising firm to assist with determining the likelihood of success by conducting a feasibility study to determine how much money the library might raise through a capital campaign of private gifts, grants, and foundation gifts. This study resulted in the determination the library would be able to raise $2 million for this project through a capital campaign, "Make Room for Imagination." The library formed a steering committee to do the fundraising. In addition, the city council agreed to support the library expansion designating $1 million of local option sales and service tax to the project fund. The council also indicated that the city would be willing to bond for the remaining $1.2 million needed for the project. The capital campaign goal of $2 million is

underway with more than $713,000 raised so far. Fundraising is ongoing, and the timing of the possible referendum is important to several prospective donors. We fully expect that these donors will be forthcoming with funding once the referendum passes. The referendum would need to pass by 60% or greater. A petition of the citizens is not needed in this situation knowing the city council has demonstrated their support by directing the library board to move forward with fundraising and designating dollars toward the cost of the project.

In order to continue to move forward, the library needs the approval of the citizens of Hiawatha to approve the sale of general obligation bonds for an amount not exceeding $1,200,000. At this time the library board and I ask the council approve a resolution placing the library expansion and remodel of the existing facility referendum on the city ballot on November 7, 2017.

I am submitting the following ballot language for city council approval of a resolution directing the Linn County Election Office to place on the fall 2017 election ballot for the approval of Hiawatha citizens.

"Shall the City of Hiawatha, Iowa issue its bonds in an amount not exceeding the amount of $1,200,000 for the purpose of enlarging, improving, equipping and furnishing the existing public library facility located at 150 West Willman Street?"

CITY ADMINISTRATOR'S OFFICE MEMO
cityadmin@hiawatha-iowa.com
319-393-1515 ext.523

To: Mayor and City Council

From: City Clerk, Kelly Kornegor

Date: August 16, 2017

RE: Library Referendum

City Council:

There is no resolution included with this item. We are in the process of checking with the bonding attorney to determine if the resolution needs to be done on formal bonding paperwork or if we can proceed with our normal City format.

I intend to have paperwork ready for you at the meeting.